

## Contents

Contents.....	1
EXECUTIVE SUMMARY.....	3
BACKGROUND INFORMATION.....	4
Site location and description .....	4
Details of proposal.....	5
Planning history of the site, and adjoining or nearby sites .....	5
KEY ISSUES FOR CONSIDERATION.....	6
Summary of main issues .....	6
Legal context.....	6
Planning policy .....	6
ASSESSMENT .....	8
Principle of the proposed development in terms of land use.....	8
Impact on openness of MOL.....	9
Design.....	9
Impact of proposed development on amenity of adjoining occupiers and surrounding area .....	10
Archaeology.....	10
Noise and vibration.....	10
Transport and highways .....	10
Ecology and biodiversity .....	10
Trees.....	10
Flood risk and critical drainage .....	11
Air quality .....	11
Energy and sustainability .....	11
Planning obligations (S.106 agreement) .....	11
Mayoral and borough community infrastructure levy (CIL) .....	12
Consultation responses from members of the public and local groups .....	11
Community impact and equalities assessment.....	12
Human rights implications.....	13

Positive and proactive statement ..... 13

Positive and proactive engagement: summary table ..... 13

CONCLUSION ..... 13

BACKGROUND DOCUMENTS ..... 14

AUDIT TRAIL ..... 15

APPENDICES ..... 16

<b>Meeting Name:</b>	Planning Committee (Smaller Applications)
<b>Date:</b>	23 October 2024
<b>Report title:</b>	<b>Development Management planning application:</b> Application 24/AP/1916 for: Full Planning Application  <b>Address:</b> 12 DULWICH VILLAGE, SOUTHWARK LONDON SE21 7AL  <b>Proposal:</b> Erection of netting approximately 4m from the fence line with 26 and 28 Dulwich Village measuring 3 m high and 40 m wide
<b>Ward(s) or groups affected:</b>	Dulwich Village
<b>Classification:</b>	Open
<b>Reason for lateness (if applicable):</b>	Not Applicable
<b>From:</b>	Director of Planning and Growth
<b>Application Start Date:</b> 01/07/2024	<b>Application Expiry Date:</b> 25/08/2024
<b>Earliest Decision Date:</b> 08/08/2024	

## RECOMMENDATION

1. That planning permission be granted subject to conditions.

## EXECUTIVE SUMMARY

2. The application proposes to construct five steel posts and netting approximately 4m from the fence line with 26 and 28 Dulwich Village measuring 3 m high and 40 m wide. The proposal meets national and local planning policy tests for appropriate development within Metropolitan Open Land (MOL). Therefore, the principle of the proposed land use is acceptable.
3. The small scale of the proposal and the proposed design and positioning of the posts and netting would have little impact on the setting, accessibility, and quality of the MOL, and would not affect its openness or detract from its character. The proposal will provide facilities that will enable continued use of the football pitches. The proposal will also preserve the appearance and character of the area and the Dulwich Village Conservation Area in which it sits.

## BACKGROUND INFORMATION

### Site location and description

4. The application site is located within the south-western area of Griffin Sports Club playing fields, an area of approximately 1850sqm (170sqm perimeter) and is accessed via the lane off Dulwich Village to the South of the site. The existing site is designated as Metropolitan Open Land (MOL), which is a clear open space and is identified as a Site of Importance for Nature Conservation. Whilst the club has various sports facilities, the specific site relates to the erection of sports posts and netting.
5. The site is subject to the following designations:
  - Air Quality Management Area
  - Archaeological Priority Zone
  - CIL Zone 1
  - Conservation Area – Dulwich Village
  - Metropolitan Open Land
  - Site Of Importance for Nature Conservation
6. Figure 1: Aerial image of application site



7. *Figure 2: Photograph of existing application site*

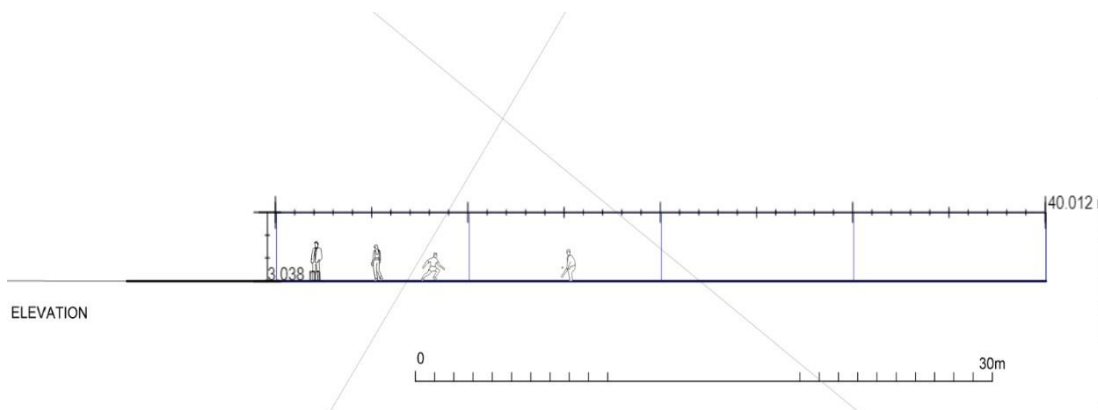


### Details of proposal

8. The erection of netting approximately 4m from the fence line with 26 and 28 Dulwich Village measuring 3 m high and 40 m wide is proposed. Five steel posts measuring 3 meters high will be planted into the ground and the netting will be attached. The netting will be made from black space knotted string with gaps measuring 120mm. The netting will be used for sports purposes.
9. *Figure 3: Proposed site location plan*



10. *Figure 4: Proposed elevations*



**Consultation responses from members of the public and local groups**

11. There have been no responses from members of the public or local groups.

**Planning history of the site and adjoining or nearby sites.**

12. Planning permission 22/AP/2598 was granted on the 14 December 2022. The description of development reads as follows:

*Replacement of existing bowling green area with construction of cricket cage facility.*

**KEY ISSUES FOR CONSIDERATION**

**Summary of main issues**

13. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
  - Impact on openness of MOL
  - Design, heritage and layout
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area
  - Archaeology
  - Noise and vibration
  - Transport and highways
  - Ecology and biodiversity
  - Trees
  - Flood risk and critical drainage
  - Air quality
  - Energy and sustainability
  - Planning obligations (S.106 undertaking or agreement)
  - Mayoral and borough community infrastructure levy (CIL)
  - Consultation responses and community engagement

- Community impact, equalities assessment and human rights.

14. These matters are discussed in detail in the ‘Assessment’ section of this report.

### **Legal context**

15. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

16. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

### **Planning policy**

17. The statutory development plans for the borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2023 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 3. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

### **National Planning Policy Framework (the Framework) 2023**

18. The revised National Planning Policy Framework (‘NPPF’) was published on 19 December 2023 and sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social, and environmental.

19. Paragraph 224 states that the policies in the Framework are material considerations which should be considered in dealing with applications.

20. The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed and beautiful places

- Chapter 14 Meeting the challenge of climate change, flooding and coastal change

### **The London Plan 2021**

21. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D11 Safety, security and resilience to emergency
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy S1 12 Flood risk management
- Policy HC1 Heritage conservation and growth
- Policy G3 Metropolitan Open Land
- Policy G4 Open space
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands

### **Southwark Plan 2022**

22. The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- P13 Design of places
- P14 Design quality
- P20 Conservation areas
- P23 Archaeology
- P45 Healthy developments
- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees
- P68 Reducing flood risk

23. **Area based AAPs or SPDs**

Of relevance in the consideration of this application are:

- Heritage SPD (2021)



## **Emerging Policy**

### **Draft SPDs**

24. The following emerging SPDs are undergoing consultation in summer 2024 and are due to be adopted in May 2025:
- Affordable Housing SPD (updated) 2024
  - Climate and Environment SPD 2024
  - Householder Development SPD 2024
  - Section 106 and Community Infrastructure Levy SPD 2024

## **ASSESSMENT**

### **Principle of the proposed development in terms of land use**

25. The application proposes the erected of five steel posts and netting attached within Dulwich Park MOL. The London Plan Policy G3 affords MOL the same level of protection as Green Belt. Areas of MOL must be protected from inappropriate development, in accordance with national planning policy tests. Exceptional circumstances where new development would be permitted on MOL are set out within paragraph 149 of the NPPF (2021) and the Southwark Plan Policy P57. This includes the provision of appropriate facilities which are deemed essential for outdoor recreation. Therefore, the proposal meets the policy test for appropriate development in MOL.
26. In respect to the London Plan Policies Policy GG2 'Making the Best Use of Land' highlights that development must protect and enhance London's open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening. Policy G3 'Metropolitan Open Land' sets out that MOL should be protection from inappropriate development in accordance with national planning policy tests that apply to the Green Belt. Policy G4 'Open Space' highlights that development proposals should not result in the loss of protected open space.
27. In terms of the Southwark Plan 2022 the relevant policy is Policy P57 (Open Space) which states 'Development will not be permitted on Metropolitan Open Land (MOL) or Borough Open Land (BOL). In exceptional circumstances development may be permitted on MOL or BOL when it consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function.'

28. The proposed netting would ensure the continued use of the existing football pitches and given the small-scale nature of the development, it will not detract from the openness of the MOL. As such the proposal is considered compliant with Policy P57 of the Southwark Plan (2022), the NPPF (2023) and the London Plan (2021).
29. Development for the provision of healthy sports facilities would also be supported by policy P45 (Healthy Developments) of the Southwark Plan (2022). The netting will increase opportunities for healthy sports activities outdoors and promote an active lifestyle for users.

### **Impact on openness of MOL**

30. The proposed netting will be a new addition to the sports pitches, however, will only take up 20sqm out of the total 1850sqm of which equates to 1.08% as a percentage of the overall wider MOL. The netting would provide a public benefit, increasing precision, safety, and the overall enjoyment for users of the community. The netting will mainly prevent sports balls from entering neighbouring gardens, thus protecting their amenity. It is considered that the impact of the netting in this location is not harmful to the openness of the MOL due to its small scale and location within the velodrome.
31. Thereby meeting the exceptional circumstance (1) outlined in P57 (Open Spaces) whilst also providing provision for enhanced sports facilities and social-leisure benefits as stipulated in parts (1.3 and 2.0) in policy P45 (Healthy developments) of the Southwark Plan (2022). The development will serve a recreational use for outdoor sports and would not detract from the openness of the MOL as a significant open space. It is therefore considered that the development meets the requirement of exceptional circumstances and is in principle acceptable.

### **Design**

32. The modest size and scale of the proposed posts and net would be considered a discreet addition. Steel posts and a top rail are proposed with netting made from black 2.5mm thick high-density polyethylene (HDPE) twine with 120mm spaced knotted mesh.
33. The large playing field ensures the openness of the Metropolitan Open Land is not impacted harmfully. The location and positioning of houses, due to screening along Dulwich Village, ensures that the installation of the netting would not affect the character and appearance of the Dulwich Village conservation area. The netting is considered to be an acceptable construction in design terms, ensuring no harm to the wider heritage of the area. A condition is recommended for materials.

## **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

34. The proposed development will be sited 4 meters away from the closest neighbours along Dulwich Village. The large existing gardens serving these neighbouring properties provide a distance between the netting and the rear of the dwellinghouses of 27m. The distance mitigates against any issues of sense of enclosure or overbearing to these neighbours. It is also considered that the development does not raise any issues of loss of light to any property or any privacy issues.

### **Archaeology**

35. Given the nature of the works, it is considered that there are no significant archaeological implications for this proposal.

### **Noise and vibration**

36. The Environmental Protection team raise no objections with noise and hours of use.

### **Transport and highways**

37. Visitors and users of the associated football pitches will use the existing access arrangements of which are considered suitable.

### **Ecology and biodiversity**

38. The application site is a designated Site of Importance for Nature Conservation Area.
39. A Preliminary Ecological Appraisal has been submitted with the application. The assessment recorded no bird or bat nests or any low-level/ground nesting within the site. The proposed development would be unlikely to have a negative impact on biodiversity.

### **Trees**

40. The application does not propose the loss of any trees. An arboriculture method statement for installation by pre commencement condition is recommended. The type and form of the netting should not prove damaging to tree roots. The height of the trees in that vicinity would also not likely need pruning, however, should these need this then we would expect a s.211 notification for works to trees in a Conservation Area. An informative is also recommended here for prior written consent for works to statutorily protected trees.

### **Flood risk and critical drainage**

41. The NPPF (2023, 157-158) states that planning decisions must take into account the current and long-term implications for flood risk in order to minimise the vulnerability of communities and improve resilience. Where development is necessary in higher risk areas, development should be made safe for its lifetime without increasing flood risk elsewhere. Certain steps need to be followed when reaching a planning decision on development in higher risk areas, with risks managed through suitable adaptation measures. The advice of flood risk management authorities also needs to be taken into account (NPPF, 166).
42. The site is located within Flood Zone 1 and therefore a Flood Risk assessment or sequential test is not required here.

### **Air Quality**

43. The application has been assessed in consultation with Environmental Protection (EPT) who have raised no objections in relation to air quality.

### **Energy and sustainability**

44. London Plan 2021 requires developments to consider the 'be lean; be clean; be green' principles. Given the nature of the development, measures in line with energy and sustainability principles are not required here.

### **Mayoral and borough community infrastructure levy (CIL)**

45. This is not a CIL liable development.

### **Consultation responses from members of the public and local groups**

46. None received.

### **Consultation responses from internal consultees**

47. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response where necessary.

48. Design and conservation team:

- No objections

49. Transport policy:

- No objections

50. Ecology:

- Following the submission of a Preliminary Ecology Assessment, the proposal is considered acceptable.

51. Urban Forester:

- Proposed development is acceptable subject to conditions.
- Advise condition for the submission of an Arboricultural Method Statement and informative for prior written consent is required for works to statutorily protected trees.

52. Environmental Protection:

- No objections

53. LBS Archaeologist:

- No objections

### **Community impact and equalities assessment**

54. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

55. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
56. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
  3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
57. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

### **Human rights implications**

58. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
59. This application has the legitimate aim to erect fencing. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **Positive and proactive statement**

60. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to

be determined in accordance with the development plan unless material considerations indicate otherwise.

61. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

62. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	No
If the pre-application service was used for this application, was the advice given followed?	N/A
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	Yes

**Conclusion**

63. The application proposes to construct a new net used for sports purposes, ancillary to the existing sports pitches. There is no loss to the openness of the Metropolitan Land. The proposal meets national and local planning policy tests for appropriate development within Metropolitan Open Land (MOL). Therefore, the principle of the proposed land use is acceptable.

64. The proposal will preserve the appearance and character of the conservation area. There are no adjoining occupiers. It is therefore recommended that planning permission is granted, subject to planning conditions.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Planning and Growth Directorate 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning history
Appendix 3	Planning policies
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Emily Williams, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	8 October 2024	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director, Resources	No	No
Acting Strategic Director, Environment, Sustainability and Leisure	No	No
Strategic Director, Housing	No	No
<b>Date final report sent to Constitutional Team</b>		14 October 2024



**Recommendation**

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

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<b>Applicant</b>	Mr Stephen Grey London Youth Sports Trust	<b>Reg. Number</b>	24/AP/1916
<b>Application Type</b>	Minor application		
<b>Recommendation</b>	Grant subject to conditions	<b>Case Number</b>	PP-13051817

**Draft of Decision Notice**

**Grant subject to conditions for the following development:**

Erection of netting approximately 4m from the fence line with 26 and 28 Dulwich Village measuring 3 m high and 40 m wide.

12 Dulwich Village London Southwark SE21 7AL

**In accordance with application received on 28 June 2024 and Applicant's Drawing Nos.:**

Proposed Plans

Plans - Proposed 337-1.201-A received 28/06/2024

Plans - Proposed 337-0.001-A received 28/06/2024

Other Documents

Site location plan 337-0.002-A received 28/06/2024

## **Time limit for implementing this permission and the approved plans**

1. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act (1990) as amended.

## **Permission is subject to the following Pre-Commencements Condition(s)**

2. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard. NHBC 4.2.13 Tables for Foundations Near Trees

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy

Framework 2023 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

**Permission is subject to the following Compliance Condition(s)**

3. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with Chapter 12 (Achieving well designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

**Informatives**

- 1 The local planning authority's prior written consent is required for works to statutorily protected trees (protected by a tree preservation order and/or trees located in a Conservation Area) .The cutting of roots is potentially damaging. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent (see paragraph 1 of the Planning Practice Guidance)

In any event, the existing trees on or adjoining the site which are to be retained should be protected and both the site and trees managed throughout the period of the works. In any case, all works should pay heed to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations, EAS 01:2021 (EN) - Tree Pruning Standard.

**Relevant planning history**

No relevant planning history

## Planning Policies

### National Planning Policy Framework (the Framework) 2023

The revised National Planning Policy Framework ('NPPF') was published on 19 December 2023 and sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 224 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed and beautiful places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change

### The London Plan 2021

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D11 Safety, security and resilience to emergency
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy S1 12 Flood risk management
- Policy HC1 Heritage conservation and growth
- Policy G3 Metropolitan Open Land
- Policy G4 Open space
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands

### Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- P13 Design of places

- P14 Design quality
- P20 Conservation areas
- P23 Archaeology
- P45 Healthy developments
- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees
- P68 Reducing flood risk

### **Area based AAP's or SPD's**

Of relevance in the consideration of this application are:

- Heritage SPD (2021)

### **Emerging Policy**

#### **Draft SPD's**

The following emerging SPDs are undergoing consultation in summer 2024 and are due to be adopted in May 2025:

- Affordable Housing SPD (updated) 2024
- Climate and Environment SPD 2024
- Householder Development SPD 2024
- Section 106 and Community Infrastructure Levy SPD 2024

## Consultation undertaken

**Site notice date:** 18/07/2024

**Press notice date:** 11/07/2024

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 09/07/2024

### Internal services consulted

LBS Archaeology

LBS Ecology

LBS Design & Conservation Team [Formal]

LBS Environmental Protection

LBS Urban Forester

LBS Ecology

### Statutory and non-statutory organisations

N/A

### Neighbour and local groups consulted:

Herne Hill Stadium 104 Burbage Road  
London

12 Village Way London Southwark

10 Roseway London Southwark

38 Dulwich Village London Southwark

Transformer Chamber Dulwich Hamlet  
Junior School Dulwich Village

Annex Building Dulwich Village Church  
Of England Infants School 181 Turney  
Road London

34 Dulwich Village London Southwark

2 Roseway London Southwark

175 Turney Road London Southwark

5 Roseway London Southwark

12 Roseway London Southwark

1 Roseway London Southwark

18 Village Way London Southwark

15 Village Way London Southwark

11 Village Way London Southwark

9 Roseway London Southwark

6 Dulwich Village London Southwark

32 Dulwich Village London Southwark

24 Dulwich Village London Southwark

14 Dulwich Village London Southwark

Annexe Dulwich Hamlet Junior School  
Dulwich Village

30 Dulwich Village London Southwark

28 Dulwich Village London Southwark  
26 Dulwich Village London Southwark  
22 Dulwich Village London Southwark  
20 Dulwich Village London Southwark  
18 Dulwich Village London Southwark  
16 Dulwich Village London Southwark  
10 Dulwich Village London Southwark  
17 Village Way London Southwark  
16 Village Way London Southwark  
14 Village Way London Southwark  
13 Village Way London Southwark  
173 Turney Road London Southwark  
153 Turney Road London Southwark

8 Roseway London Southwark  
7 Roseway London Southwark  
6 Roseway London Southwark  
4 Roseway London Southwark  
3 Roseway London Southwark  
11 Roseway London Southwark  
8 Dulwich Village London Southwark  
40 Dulwich Village London Southwark  
36 Dulwich Village London Southwark  
Street Record C5840073 London  
Dulwich Hamlet Junior School Dulwich  
Village London  
4 Dulwich Village London Southwark



**Consultation responses received**

**Internal services**

LBS Archaeology

LBS Ecology

LBS Design & Conservation Team [Formal]

LBS Environmental Protection

LBS Urban Forester

**Statutory and non-statutory organisations**

N/A

**Neighbour and local groups consulted:**